129.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,661,700	/	1,661,700
USE VALUE:	1,661,700	/	1,661,700
ASSESSED:	1,661,700	/	1,661,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONE LORNA L
Owner 2:	
Owner 3:	
Street 1:	53 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Clapboard Exterior and 6440 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 17 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10489.000	1,000,500		661,200	1,661,700
Total Card	0.241	1,000,500		661,200	1,661,700
Total Parcel	0.241	1,000,500		661,200	1,661,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.04 | /Parcel: 258.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83778

GIS Ref

GIS Ref

Insp Date 05/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0010.0

!10142!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,000,500	0	10,489.	661,200	1,661,700		Year end	12/23/2021
2021	104	FV	947,100	0	10,489.	661,200	1,608,300		Year End Roll	12/10/2020
2020	104	FV	946,900	0	10,489.	661,200	1,608,100	1,608,100	Year End Roll	12/18/2019
2019	104	FV	905,500	0	10,489.	697,900	1,603,400	1,603,400	Year End Roll	1/3/2019
2018	104	FV	911,500	0	10,489.	514,300	1,425,800	1,425,800	Year End Roll	12/20/2017
2017	104	FV	853,500	0	10,489.	492,200	1,345,700	1,345,700	Year End Roll	1/3/2017
2016	104	FV	853,500	0	10,489.	455,500	1,309,000	1,309,000	Year End	1/4/2016
2015	104	FV	708,600	0	10,489.	382,000	1,090,600	1,090,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:11:39

LAST REV

Date	Time
10/27/21	11:03:42
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10142

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	784-192		1/1/1901	Family		No	No		David A Leone dod 7/18/2018

USER DEFINED

Prior Id # 1:	83778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2021	1143	Porch	4,600	C				
10/21/1992	525	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Inspected	BS	Barbara S
4/23/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	163	PATRIOT
11/2/1999	Meas/Inspect	256	PATRIOT
8/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10489		Sq. Ft.	Site		0	90.	0.70	10									661,203						661,200	

Total AC/HA:	0.24079	Total SF/SM:	10489	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	661,203	Spl Credit		Total:	661,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	2	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.83739120
Const Adj.:	1.01989794
Adj $ / SQ:	128.108
Other Features:	193500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1359402
Depreciation:	358882
Depreciated Total:	1000520

COMMENTS

3RD KIT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	17	BRs:	10	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	
1	8	4	
Totals			
2	17	10	

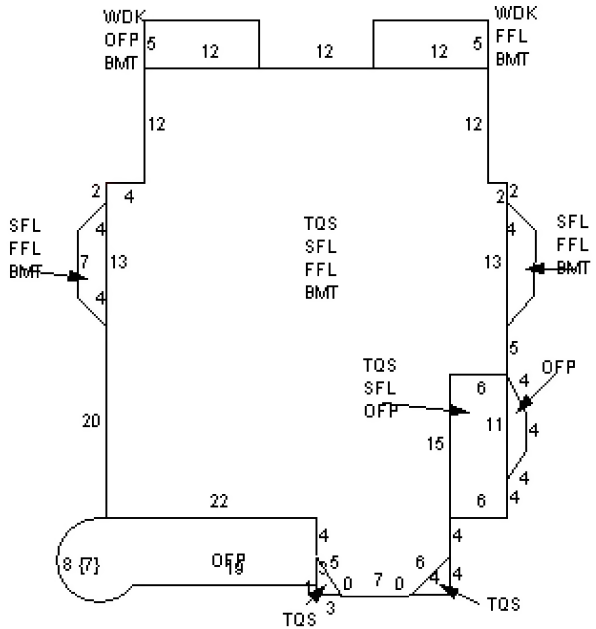
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.38
Special Features:	0	Val/Su Net:	122.37
Final Total:	1000500	Val/Su SzAd	178.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,091	48.420	101,256
SFL	Second Floor	2,061	128.110	264,031
FFL	First Floor	2,031	128.110	260,187
TQS	3/4 Story	1,511	128.110	193,603
OFP	Open Porch	362	21.480	7,775
WDK	Deck	120	14.620	1,754

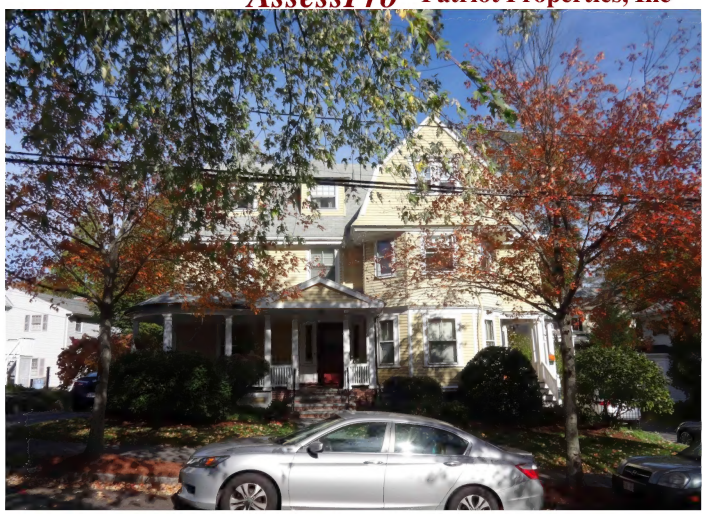
Net Sketched Area:	8,176			Total:	828,606
Size Ad	5603.25	Gross Area	8680	FinArea	6440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	